Devt (1940) Department

SERIES.

G.O. No. 1425

Dated 18. 6. 40

[Despatch Abstract.]

Leases — forest — Kandaman

cultivation — Hillocal D

(111) Put up file by return carr 7/6/40

FOREST **DEPARTMENT.**

Received ..... 19 *Registered* 15845-I 19
8.6.40.

Subject

Leases - Forest - Cardamom cultivation - Kollegal Division - Premium fixation.

ENCLOSURES.
No. .....
.....
Spare copies .....

Ref. No. 6215/38- D1.

Station Camp Ootacamund, *Dated the* 4th June 1940.

From (Name) W.G. Dyson Esq., I.F.S.,
(Designation) Chief Conservator of Forests.

To The Secretary to the Government of Madras,
Development Department.

Sir,

In continuation of my Ref. No. 6215/38-D1, dated the 28th May 1940, I have now to report that Mr. Morris came to see me today. He informed me that Rs. 10/- per acre is the maximum that he is prepared to pay as premium for the cardamom land in the Kollegal division for which he has applied. If this is not acceptable to the Government he wishes to let the matter drop.

2- While drafting this letter I have received the Government's orders in G.O. No. Ms. (S) 8 dated the 4th June 1940 fixing the premium at Rs. 30/- per acre. The

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G.O. 1304 (8-S) Dev
4.6.'40
(V)

reasons which led me to propose this admittedly arbitrary figure of Rs. 30/- per acre are given in my letter of the 28th May 1940.

3. I now request that the Government will be pleased to decide whether to accept or to reject Mr. Morris's offer of a premium of Rs. 10/- per acre. In view of the fact that Mr. Morris has been called up for military service at short notice I request that the matter be treated as one of special urgency.

4. I have [illegible] Telegram from Mr. Morris, and submit a further report which accompanies this.

W.R.Dyson 5.6.40

Chief Conservator of Forests.

K.P.N/5-6

FOREST **DEPARTMENT.**

Received ..... 19 *Registered* 15846-D 19

8.6.'40

Subject.

Leases - Forests - Cardamom cultivation - Kollegal division Premium fixation.

ENCLOSURES.
No. .....
.....
Spare copies .....

Ref. No. 6215/38-D1.

Station Camp Ootacamund., *Dated the* 5th June 1940

From (Name) W.G. Dyson Esq., I.F.S.,
(Designation) Chief Conservator of Forests.

To The Secretary to the Government of Madras,
Development Department.

Sir,

Ref. My letter No. 6215/38-D1, dated the 4th June 1940.

I have now received a letter from Mr. Morris who writes:-

"During the course of our conversation this afternoon you mentioned that you were personally against the cardamoms leases proposal at the head of the Gundal Valley. I think this may possibly be due to an impression that the Gundal stream is a vital factor for the Kollegal tanks and wet cultivation. This

'This was possibly so up to last year: but not now. Both last year and this year the Kollegal tanks were filled, in the April-May rains, from the new Hebbahalla channel: when water in the Sundal stream channel was a mere trickle. Government put through the Hebbahalla channel after years of agitation for it - in which I took part.

"When putting up to Government my maximum offer of Rs. 10/- per acre could you, if you agree, give my reasons? Over an acreage of 100 acres or more the average yield of cardamoms, over slope and level, is 50-60 lbs. per acre. The yield of "ravine plots" may go up to 250-300 lbs. per acre, but only on areas within 20-30 yards of a stream - or valley bed.

"On a well cultivated estate the expenditure involved in bringing the area into bearing is Rs.250/ to Rs. 300/- per acre. If on top of this a high premium is charged the proposition becomes an uneconomic one."

2. The Government have already decided the question whether this land can safely be leased for cardamom cultivation so no comment is needed on Mr. Morris's first paragraph.

3. As regards his second paragraph it is true that the Madura leased lands are mainly "ravine plots" - i.e. narrow strips of evergreen forest beside streams in fertile valley beds. I am not in a position to discuss Mr. Morris's figures of comparative yields, but it is fair to assume that the "ravine plots" would give a considerably higher yield.

6.6.40

Chief Conservator of Forests.

FOREST **DEPARTMENT.**

Received C.M. 14 Jun (5 pm) 19 *Registered* 16495-19 17.6.40

Subject.

Lease - land for cardamom cultivation - Kollegal division.

ENCLOSURES.
No. .....
.....
Spare copies .....

Ref. No. 6215/38.

Station Camp Ootacamund., *Dated the* 14th June 19 40.

From (Name) W.G. Dyson Esq., I.F.S.,
(Designation) Chief Conservator of Forests.

To The Secretary to the Government of Madras,
Development Department.

Sir,

Mr. R.C. Morris has requested me to put the following considerations before the Government in connection with his application for cardamom land. I do so in order that the Government may have Mr. Morris's side of the case fully before them in reaching a decision.

In his letter to me of the 9th June 1940 Mr. Morris writes:-

"I have been given to understand that had there been "other applicants for the cardamoms lands in the Gundal

alley, and had an auction been held as a result, overnment would not have imposed any minimum limit as gards premium; and the top bid might, under those ircumstances, have not exceeded Rs. 10/- per acre, or ven Rs. 5/- per acre, and presumably the successful idder could have obtained the land on these terms. nder the circumstances I trust that Government will gree to my offer of Rs. 10/- per acre, especially in ew of the fact that the first area of 200 acres partly elinquished on account of elevation, and the experimental lots, were leased to me free of premium.

"Could you be so good as to forward this letter n to Government?"

Mr. Morris is not correct in assuming that had ere been other applicants and had an auction been held e highest bid would have been accepted as a matter of urse. It is however fair to say that, given reasonable mpetition for the land, a highest bid of from Rs. 5/- to 10/- per acre would have been taken as a reasonable premium and such a bid would most likely have been successful. There is no reason, on the other hand, to assume that if there had been competition for the land the highest bid would not have gone above the figure of Rs. 10/- per acre. As I have pointed out before we have no data on which to fix a premium for cardamom land in this locality, and any figure decided upon must be a somewhat arbitrary one.

On the 10th June 1940 Mr. Morris wrote to me:-

"Since writing you the enclosed letter (i.e. his letter of 9th June quoted above) "I have received a com- "munication from Government agreeing to the relinquishment "of a large part of the 200 acres originally leased to me "for cardamoms cultivation, but Government order that "assessment should be collected from me on this area (at Rs.5/- "per acre) until I have removed all the cardamoms.

Pp20-21 col D
G.O. 1187 E
22.5.40
(A)

"I can only remove these cardamoms if, and when, "~~Government hand over~~ to me the ~~_____~~ I have applied

"Government hand over to me the new areas I have applied for. "If the new areas are not granted to me on lease no purpose "will be served in removing the cardamoms from the areas now "relinquished; and assessment will not be collected; and "Government will lose nearly Rs. 2,000 in assessment. It will "take me about two years to remove the cardamoms from the "area; and plant up the new areas; and I would then be paying "assessment on the old relinquished area for two years amounting "to nearly Rs. 2000, until the cardamoms are all removed.

"Could you therefore point out to Government that a sum "of Rs. 2000 is also involved in respect of my application? I "hope I have made myself clear: If the new areas are granted "to me on lease Government get nearly Rs. 2,000 assessment for "two years on the relinquished area; which however will not "be collected if the cardamoms are not removed, as they will "not be if the new lands are not leased."

The matter being urgent I am writing without seeing the papers dealing with the relinquishment of land mentioned by Mr. Morris. I take him to mean that if the Government acce his offer of a Rs. 10/- per acre premium for the new land he has applied for, he will transplant the cardamoms now growing in the land to be relinquished (which has proved unsuitable) into the new land to be leased; and that this transference of cardamom plants will be spread over a period of two years, during which Mr. Morris will pay assessment amounting to Rs.2,0 before finally relinquishing the old land. If the new land is not granted Mr. Morris will abandon his cardamom plants on the old land, relinquishing it at once and paying no further assessment on it. Thus the acceptance of his offer of Rs. 10/- per acre for the new land involves the payment to Government of an additional sum of Rs. 2,000, which Government would not otherwise obtain. The effect would be equivaleht, from the Government's point of view, to the receipt of a premium of approximately Rs. 15/- per acre on the new area of about 400 acres under consideration.

14.6.40

K.P.N/14-6. Ag. Chief Conservator of Forests.

Subject: Leases - Forest - Cardamom Cultivation - Kollegal Division - Premium fixation -

C. No. 15845-I/40)
1½-2 C F.

From the C.C.F. Ref No. 6215/38-
Dtd 4.6.1940.

C. No. 15846-I/40)
1. ½ 3-4 C F.

From the C.C.F. Ref. No. 6215/38-
Dtd. 5.6.1940.

To A.S.

'A' subject to (V)
¶ 9-1 of G.O. No. 1304 (8-5) Revenue dated 4.6.40

(V)

On the suggestion of the C.C.F. the Govt. fixed a premium of Rs 30/- per acre of land to be leased for Cardamom Cultivation in the Kollegal Division. The C.C.F. reports that Mr. Morris is prepared to pay a premium of Rs 10/- per acre and that if the rate of premium is not acceptable he wishes to let the matter drop.

Total area 1½ acres

The C.C.F. now requests orders on the offer of Mr. Morris.

RS
8/6/40

8/6
Sec
8/6/40

Please put up the previous paper in which Govt. decided to lease this land and see whether there was any intention in them about the premium to be fixed per acre. Do we know the wholesale price of Cardamom in terms of the

G.O. No. [illegible]
5.2.40

G.O. No. 2601 Rev.
24.10.37

(S)

Was not Mr. Morris keen on getting this land on lease? —

I am not sure whether a difference of Rs 20 per acre in the premium &c.. make a great difference in profit, considering the figures given at p 4 C.F. Is there anything in the papers re: Madras land ~~which~~ to show that they are all "ravine plots" or otherwise definitely superior to the land now in question? Note brief for Cncl. covering all these points.

CM
10/10

To A.S.

In his original proposal for leasing about 400 acres of shola land for cardamom cultivation, the C.C.F. indicated that this area could probably be sold "in public auction or by tender for as much as Rs.5 to 10 per acre as upset price and on an annual rental of Rs. 2-8-0 per acre for the first ~~ten~~ few years and thereafter Rs.5 per acre". This question of premium was not specifically examined at the time the C.C's proposal to lease the land was accepted by Government as it was then thought that the right to lease the land would be sold in auction or by inviting tender. The position has now changed as there is only one applicant who has offered to take the land on lease.

From the previous correspondence, it will be seen that Mr. Morris was anxious to take the land on lease please see his letters on pages 47, 55-57 and 69 of

area
G.
24.10.39
(S)

(G)
G.O 2801 L.R.
S 2.4.

para 1 of 47
G.O 1304 &
(V) 4 6 45

G.O.No.2601 Development, dated 24-10-1939 and page 19 of G.O.No. 280, Development, dated 5-2-1940. In justification of the amount of premium now offered by him, Mr. Morris has given some figures of cost and average yield of cardamoms. He has stated that the average yield over slope and level ground is 50 - 60 lbs. per acre. The yield of ravine plots is expected to go up to 250 - 300 lbs per acre. ~~Plots are treated as~~ 'Ravine plots' ~~which are on areas within 20 - 30 yards of a stream or valley bed.~~ are obtained on progressively steep slopes of land beside streams in hilly Valley beds. The expenditure is estimated at Rs. 250 to 300 per acre. The wholesale price of good first class cardamom is stated to be Rs. 1-3-6 per lb. On an average acre, the yield being 50 lbs, the total revenue will be about Rs. 60/-. The ~~lessor~~ lessee has to pay a premium ~~plus~~ and an assessment of Rs. 2-8-0 per acre for the first few years. Besides there is the interest on the investment of Rs. 250-300 on each acre cultivated. Hence the position is

Capital expenditure per acre. ... Rs.				250	0 0
Expenditure per acre:					
~~Premium~~					
Assessment for 5 years @ 2-8-0	12	8	0.		
Interest on Rs.250/- @ 6% for 5 years.	75	0	0.		
				87	8 0.
Yield at the end of 5 years					
Ordinary plot. (50 lbs)				60	0 0
Ravine plot (250 lbs @ Rs.1-3-6).				300	0 0

Half rates are charged for the first few years because for a period varying from 5 to 7 years no appreciable outturn can be expected from the cadamoms.

The area now proposed for cardamom cultivation

is situated in the Gandal valley. Mr. Morris says that ravine plots in areas ~~areas~~ within 20 - 30 yards of a stream or valley bed are with alone yield 250-300 lbs per acre ~~ravine plots~~. Therefore a portion of the area now under consideration may be 'ravine plots' and the rest ordinary plots with reference to the yield of cardamom. As regards this area, the C.C.F. has reported that it consists of high damp evergreen shola forest and that to cultivate cardamom in such forests is the department's common habit. Though the exact position of the area is not known, please see the sketch on page 23 of G.O.No. 1393 Dev. dated 21-8-1928.

In Madura, lands both in the reserved forest as well as unreserves are leased for the cultivati(of cardamom. In the working plans for the Madura Forest Division, the following paragraph refers to the areas fit for cardamom cultivation.--

> "In moist protected valleys between 3000 f and 5000 ft above sea level, an ever-gree type of forest prevails in the Cumbum valley and on the Palni hills. It is surrounded by forests of a deciduous type and is not of vast extent being confined moist ~~prevented~~ protected valleys. Areas belonging to this type of forest area are eminently suited to the cultivation of cardamom under the shade of the standing trees".

A list of forest areas fit for cardamom cultivation are also given on page 212 of the Working Plan. There is no information as regards the nature of the unreserved lands in the Madura district. The average rainfall is 30 inches in Kollegal and the Gundal river has become uncertain in flow in dry months. The average rainfall for the Madura district is nearly 34 inches. In Madura, the cardamom cultivation is a settled occupation and there is competition for such lands. In Kollegal except for

a few acres of cardamom belonging to Mr. Morris, there is no such cultivation so far.

12/8/40

SJK
12/8/40

Pp 94 & 97 (V)

C No. 15-845-I/40

Special
to be submitted Tuesday.

The Govt. decided to lease to Mr Morris about ~~#~~ 375 acres of forest land in Kottayam division ~~for cash~~ at a premium of Rs 30 per acre for cultivation of cardamom. CCF now reports that Mr. Morris is now prepared to pay ~~not~~ more than Rs 40 per acre as premium. Rs 30 was suggested by the C.C. (Mr. Dyson) on a comparison with the rates fixed in respect of lands in Madura District which were Rs 40 to 50 per acre. It is reported now that the Madura lands are far better. The imposition of Rs 20 ~~more~~ will not materially affect profit or loss, as other capital expenditure per acre is reported to be about Rs 250. The cultivation will be profitable only after the first 5 years; after that the income to be received at 375 acres will be great or to make the amount of premium now fixed negligible. The C.C. asks for orders whether the Govt. will reduce the premium to Rs 40. Considering the opposition that has been raised

H.C.F.

pp 89-90 (V)

Govt 3, p 4 CL

* calculation in p. 3 above (margin)

b 17

In the event of Kollegal taluk to be proposed lease, it would perhaps be well to check to the rate in each fixed and to leave it to Mr. Meares to take the land on lease at such fair rates.

Sd/
14 June

A2

14.6.40.
R. 15th June
5. 2. 17

Issue
Sd/- orders saying that Govt. do not propose to reduce the rate of premium already fixed

I have added to the file a letter received from C C N- Hosmat after the Session

Sd/
15 June

I.S.

With reference to Secretary's orders above a draft order is submitted.

draft order
Sd/- 17

Issue
Sd/
17/6

Sd/-
17.6.40

Issued as G.O. 1425 Dev. d. 18.6.40

12/876

C.F.16.

Dev. Dept

DRAFT FOR APPROVAL.

	Date.	Initials.
When received for fair copying		
When copied		
When examined		
When signed		
When despatched.		

SUBJECT:— Leases - Forest - Cardamom Cul - vation - Kottegal division - Premium - Reduction - Refuse

READ AGAIN G.O. 1304 (S-S) Dev dated 4.6.1940 ~~1940~~ 97 of (V)

" " " 19.

READ *ALSO*:—

C No. 15845-I/40 From the C.C.F. Ref. No. 6215-I/38-D1, dated 4.6.1940. ~~1940~~ 1-2 C.F

" " 15846-I/40 " Ref. " 6215/38-D1 5.6.1940. ~~1940~~ 3-4 C.F

" " 16495-I/40 " Ref. " 6215/38-D1 14.6.1940. ~~1940~~ 5-7 C.F

Order ~~Resolution~~ Ms. ~~Rout.~~ No. 1425, dated 18 6 1940.

pb n.f.

The C.C. is informed that the Govt. do not propose to reduce the rate of premium already fixed.

RL
17/6/40

DH
17/6

SJS
17/6/40

The C.C.F.

Dpd. by Van / Post

Initials. dw

Date 19 6 1940.

100 acres ordinary land @ 55000 lb.
Produce 550 lb
(500-600 lbs average)

275 Ranine land 75625
Produce @ 275 lb
(250-300 average)

81125

Per acre - 81,125 / 375 649 216 lb

1 lb cost - 1-3-6 Rs.

216 216 × 1·3·6 = 263-40